

097.0

0003

0001.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,248,200 / 1,248,200
USE VALUE: 1,248,200 / 1,248,200
ASSESSED: 1,248,200 / 1,248,200Total Card / Total Parcel
1,248,200 / 1,248,200
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
60		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	STRAIGHT JOE L & ANN S
Owner 2:	
Owner 3:	

Street 1: 60 OLD MYSTIC ST

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1: DOLAN DAVID D & SARA Q -

Owner 2: -

Street 1: 51 ROBIN HOOD RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Clapboard Exterior and 2720 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9018		Sq. Ft.	Site		0	70.	0.77	4									483,381						483,400	SUBDIV PLAN No. 51

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9018.000	763,400	1,400	483,400	1,248,200	
Total Card	0.207	763,400	1,400	483,400	1,248,200	Entered Lot Size
Total Parcel	0.207	763,400	1,400	483,400	1,248,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	458.90	/Parcel: 458.90	Land Unit Type:

11/15/18

!15783!

PRINT

Date: 12/30/21 Time: 21:21:43

LAST REV

Date: 06/20/19 Time: 14:14:00

apro

15783

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating:	Very Good	OF=2 XTRA SINKS. GAS FIRED FP..
A Bath:		Rating:		
3/4 Bath:	2	Rating:	Good	
A 3QBth:		Rating:		
1/2 Bath:		Rating:		
A HBth:		Rating:		
OthrFix:	2	Rating:	Good	

RESIDENTIAL GRID**OTHER FEATURES**

Kits:	1	Rating:	Very Good	1st Res Grid Desc: Line 1 # Units: 1
A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O
Fpl:	1	Rating:	Good	Other
WSFlue:		Rating:		Upper
Lvl 2				Lvl 1
Lvl 1				Lower
Totals	RMS: 8	BRs: 4	Baths: 1	HB

GENERAL INFORMATION

Grade:	B - Good
Year Blt:	2011
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G13
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	2
Electric:	3 - Typical
Insulation:	3 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**CALC SUMMARY****COMPARABLE SALES**

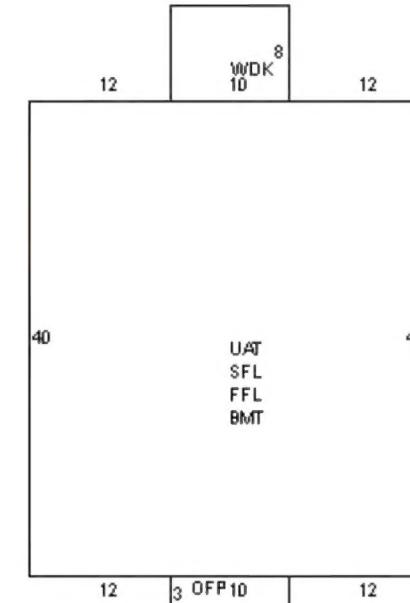
Phys Cond:	GV - Good-VG	1.7 %	CALC SUMMARY				COMPARABLE SALES	
Functional:		%	Basic \$ / SQ: 130.00				Rate	
Economic:		%	Size Adj.: 1.03602934				Parcel ID	
Special:		%	Const Adj.: 1.04989493				Typ	
Override:		%	Adj \$ / SQ: 141.404				Date	
		Total:	1.7 %	Other Features: 119604				Sale Price
Bsmnt Flr:	12 - Concrete			Grade Factor: 1.33				
Subfloor:				NBHD Inf: 1.00000000				
Bsmnt Gar:	2			NBHD Mod:				
Electric:	3 - Typical			WtAv\$/SQ:				
Insulation:	3 - Typical			AvRate:				
Int vs Ext:	S			Ind.Val:				
Heat Fuel:	2 - Gas			Juris. Factor: 1.00				
Heat Type:	1 - Forced H/Air			Before Depr: 188.07				
# Heat Sys:				Adj Total: 776555				
% Heated:	100	% AC:	100	Special Features: 0				
Solar HW:	NO	Central Vac:	NO	Val/Su Net: 168.52				
% Com Wal	% Sprinkled			Final Total: 763354				
				Val/Su SzAd: 280.66				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	24x24	A	AV	2000	2.90	T	15.2	101			1,400			1,400

COMMENTS**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,360	42.420	57,693					
FFL	First Floor	1,360	141.400	192,309					
SFL	Second Floor	1,360	141.400	192,309					
UAT	Upper Attic	340	56.560	19,231					
WDK	Deck	80	16.800	1,344					
OPP	Open Porch	30	46.200	1,386					
	Net Sketched Area:	4,530	Total:	464,272					
	Size Ad	2720	Gross Area	5550	FinArea	2720			

IMAGE

AssessPro Patriot Properties, Inc